

Summary Comparison of Proposed Changes: Existing LDT Zones and L1 Zones Outside Designated Growth Areas¹ to LR1

Zones	Existing Lowrise Duplex Triplex (LDT)	Existing Lowrise 1	Proposed Lowrise1 (LR1)			
FAR+Density	FAR: n/a Density limit: 1 unit/2000 sf of lot area Structures may not contain more than 3 units	FAR: n/a Density limit: 1 unit/1600 sf of lot area Only ground related housing permitted (townhouses and cottages)	Housing Type: Cottage Housing Rowhouse Townhouse Apartment	FAR* 1.1 1.1 or 1.2 1.0 or 1.1 1.0	Density* 1/1600 no limit 1/2200 or 1/1600 1/2000 duplex/triplex only	* additional measures regarding parking location, amenity area and sustainable development required to permit added FAR and density.
Building Height	25' + 10' with 6:12 pitched roof		Cottage housing: 18' + 7' for roof with minimum 6:12 pitch Rowhouses, Townhouses and Duplexes/Triplexes: 30'+5' for roof with minimum 6:12 pitch and +4' for partially below-grade floor, or 30'+10' for roof with minimum 6:12 pitch only.			
Building Setbacks	Front: Average of neighboring properties up to 20', minimum 5'	Front: average of neighboring properties up to 15', minimum 5'	HOUSING TYPE	SETBACK: FRONT	REAR	SIDE
	Rear: 20% of lot depth up to 20', minimum 15' Side: Minimum 5' In addition, modulation of façades is required: Generally modulation must be 5' wide with a depth of 4' Projections: <ul style="list-style-type: none">Eaves, gutters, etc. may extend 18" into setbacksBays may extend within 5' of any lot line and individually may make up no more than 30% of façade		Cottage Housing	7' average 5' minimum	0' with alley 7' no alley	5' minimum
			Rowhouse	5' minimum	0' with alley 7' average 5' minimum	0'
			Townhouse	7' average 5' minimum	7' average 5' minimum	7' average 5' minimum
			Apartment in LR1, only duplexes or triplexes	5' minimum	10' minimum with alley 15' minimum no alley	7' average 5' minimum
			Projections: <ul style="list-style-type: none">Eaves, gutters, etc. may extend within 3' of any lot lineBays may extend within 5' of any lot line and individually may make up no more than 30% of façadeThe first steps (30" in height) of a stoop may extend to front or rear property lines			
Building Width and Depth Limits	Applies to all lots Maximum Width: 45' Maximum Depth: 60% of lot up to maximum 65'	Applies to all lots Maximum Width: 60' Maximum Depth: 60% of lot depth	Applies to all lots Maximum Width: 60' except for 45' duplex and triplex apartments Maximum Depth: applies only along side lot lines abutting another lot, in which case the portion of a structure more than 4' above grade and less than 15' from the lot line is limited to 65% of the lot line depth.			
Lot Coverage	Applies to all lots Apartments: 35% Townhouses: 45%	Applies to all lots Apartments: 40% Townhouses: 50%	n/a			
Residential Amenities	400 sf/unit, private space or 600 sf shared space accessible to one unit	Apartments: 25% of lot area or 30% if 1/3 is above ground Townhouses: average 300sf/unit, ground level and directly accessible; minimum 200sf/unit.	Cottage housing: 150 square feet of private amenity area and 150 square feet of common amenity area per cottage, except for carriage house units subject only to 150 square feet of common amenity area per unit. Rowhouses, Townhouses and Duplexes/Triplexes: 10% of gross floor area (GFA) in residential use required as residential amenity area, except that for projects that gain added FAR and density, a minimum of 50% of required amenity area must be provided at ground level. Required amenity area: <ul style="list-style-type: none">May be provided in setback areas, on the roof or as balconiesShared space must be accessible to all residents, with a minimum area of 250 square feet and a minimum dimension of 10'			
Green Factor/Landscaping	Equivalent to 3 times the perimeter of the property line. May or may not count towards open space requirement.		Must be landscaped to satisfy a Green Area Factor of .6 Green roofs, planters, green walls, landscaping and plantings in the adjacent ROW are eligible			
Parking	Apartments: up to 1.5 space/unit (depends on number of units, bedrooms and size of units) Townhouses: 1 space/unit Alki and portions of the University District: 1.5 spaces/unit Required on side, rear or under a structure Access from alley required, if present. Parking must be screened.		None required in urban centers, urban villages and station areas. All Others: 1 space per unit Alki and portions of the University District: 1.5 spaces/unit Required on side, rear or under a structure. Access from alley required, if present; with some allowances for access from street under special conditions even if alley is present. Parking must be screened.			

¹designated growth areas include urban centers, urban villages, and station areas.

Summary Comparison of Proposed Changes: Existing L1 Zones Inside Designated Growth Area¹ and L2 Zone to **LR2**

Zones	Existing Lowrise 1	Existing Lowrise 2	Proposed Lowrise 2 (LR2)			
FAR+Density	FAR: n/a Density limit: 1 unit/1600 sf of lot area Only ground related housing permitted (townhouses and cottages)	FAR: n/a Density limit: 1 unit/1,200 sf of lot area	Housing Type: Cottage Housing Rowhouse Townhouse Apartment	FAR* 1.1 1.2 or 1.3 1.1 or 1.2 1.1 or 1.2	Density* 1/1600 no limit 1/1600 or no limit 1/800 or no limit	* additional measures regarding parking locations, amenity area and sustainable development required to permit added FAR and density.
Building Height	25' + 10' with 6:12 pitched roof		Same LR1			
Building Setbacks	Front: average of neighboring properties up to 15', minimum 5' Side: minimum 5', increasing with height and depth Rear: 20% of lot depth up to 20', minimum 15' In addition, modulation of façades is required: Generally modulation must be 5' wide with a depth of 4'.	Front: average of neighboring properties up to 15', minimum 5' Side: minimum 5', increasing with height and depth Rear: 15% of lot depth up to 25', minimum 15' In addition, modulation of façades is required: Generally modulation must be 5' wide with a depth of 4'.	Same as LR1			
Building Width and Depth Limits	Applies to all lots Maximum Width: 60' Maximum Depth: 60% of lot depth	Applies to all lots Maximum Width: Apartments 50' Townhouses 90' Maximum Depth: Apartments: 60% of lot depth Townhouses: 65% of lot depth	Applies to all lots Maximum Width: Rowhouses no limit Townhouses and Apartments 90' Maximum Depth: applies only along side lot lines, abutting another lot, in which case the portion of a structure more than 4' above grade and less than 15' from the lot line is limited to 65% of the lot line depth.			
Lot Coverage	Applies to all lots Apartments: 40% Townhouses: 50%	Applies to all lots Apartments: 40% Townhouses: 50%	n/a			
Residential Amenities	Apartments: 25% of lot area or 30% if 1/3 is above ground Townhouses: average 300sf/unit, ground level and directly accessible; minimum 200sf/unit.	Apartments: 30% of lot area Townhouses: average 300 sf/unit at ground level and directly accessible; minimum 200 sf/unit	Cottage housing, Rowhouses and Townhouses: same as existing LR1. Apartments: 10% of gross floor area (GFA) in residential, except that for apartments that gain added FAR and density, 200 square feet of residential amenity area required per unit, with 50% required as common amenity area at ground level.			
Green Factor/Landscaping	Equivalent to 3 times the perimeter of the property line. May or may not count towards open space requirement.		Same as Existing LR1			
Parking	Same as Existing LDT		Same as Existing LR1			

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Summary Comparison of Proposed Changes: Existing L3 and L4 Zones to LR3

Zones	Existing Lowrise 3	Existing Lowrise 4	Proposed Lowrise 3	
FAR+Density	FAR: n/a Density limit: 1 unit/800 sf of lot area	FAR: n/a Density limit: 1 unit 600 sf of lot area	<div>OUTSIDE Designated Growth Areas¹</div> <div> <div>Housing Type:</div> <div>FAR*</div> <div>Density*</div> </div>	
			<div>INSIDE Designated Growth Areas¹</div> <div> <div>FAR*</div> <div>Density*</div> </div>	
Building Height	30' + 5' with 4:12 pitched roof	37' + 5' with 4:12 pitched roof	<div>OUTSIDE Designated Growth Areas¹</div> <div> <div>Cottage Housing:</div> <div>Rowhouses, Townhouses and Apartments:</div> </div>	
			<div>INSIDE Designated Growth Areas¹</div> <div> <div>Cottage Housing:</div> <div>Rowhouses and Townhouses:</div> <div>Apartments:</div> </div>	
Building Setbacks	Front: Average of neighboring properties up to 15', minimum 5' Side: Minimum 6', increasing with height and depth Rear: 15% of lot depth up to 25', minimum 15' In addition, modulation of façades is required: Generally modulation must be 5' wide with a depth of 4'.	Front: Average of neighboring properties up to 20', minimum 5' Side: Minimum 7', increasing with height and depth Rear: 15% of lot depth, minimum 5' up to 25' maximum In addition, modulation of façades is required: Generally modulation must be 5' wide with a depth of 4'.	Same as LR1	
Building Width and Depth Limits	Applies to all lots Maximum Width: Apartments 75' Townhouses 120' Maximum Depth: 65% of lot depth	Applies to all lots Maximum Width: Apartments 90' Townhouses 150' Maximum Depth: 65% of lot depth	<div>OUTSIDE Designated Growth Areas¹</div> <div> <div>Applies to all lots</div> <div>Maximum Width: 120'</div> <div>Maximum Depth: applies only along side lot lines abutting another lot, in which case the portion of a structure more than 4' above grade and less than 15' from the lot line is limited to 65% of lot depth.</div> </div>	
			<div>INSIDE Designated Growth Areas¹</div> <div> <div>Applies to all lots</div> <div>Maximum Width: 150'</div> <div>Maximum Depth: applies only along side lot lines abutting another lot, in which case the portion of a structure more than 4' above grade and less than 15' from the lot line is limited to 65% of lot depth.</div> </div>	
Lot Coverage	Applies to all lots Apartments: 45% Townhouses 50%	Applies to all lots Apartments: 50%	n/a	
Residential Amenities	Apartments: 25% of lot area or 30% if 1/3 is above ground Townhouses: average 300 sf/unit, ground level and directly accessible; minimum 200 sf/unit.	Apartments: 25% of lot area or 30% if 1/3 is above ground Townhouses: minimum 200 sf/unit plus 15% of lot area, ground level and directly accessible	<div>OUTSIDE Designated Growth Areas¹</div> <div> <div>Cottage Housing, Rowhouses and Townhouses:</div> <div>Apartments:</div> </div>	
			<div>INSIDE Designated Growth Areas¹</div> <div> <div>Cottage Housing, Rowhouses and Townhouses:</div> <div>Apartments:</div> </div>	
Green Factor/Landscaping	Same as Existing LDT	Same as Existing LDT	Same as LR1	
Parking	Same as Existing LDT	Same as Existing LDT	Same as LR1	

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